PT Waka Oberoi Indonesia

Financial statements as of March 31, 2025 and
for the year then ended with independent auditor’s report

PT WAKA OBEROI INDONESIA
FINANCIAL STATEMENTS
AS OF MARCH 31, 2025
AND FOR THE YEAR THEN ENDED
WITH INDEPENDENT AUDITOR'S REPORT

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PT WAKA OBEROI INDONESIA

REPORT OF THE DIRECTORS

We present the report and the audited financial statements of PT Waka Oberoi Indonesia (the Company") for the year ended March 31, 2025.

Principal activity
The principal activity of the Company is hotel ownership and management.

Results
The Company's financial position and results of operations as of and for the year ended March 31, 2025 are set out in the financial statements on pages 1 to 5 preceded by the independent auditors' report.

Statement of directors' responsibilities in respect of the financial statements

We are responsible for the preparation and the presentation of the financial statements, and keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company. We are also responsible for the Company's internal control systems and safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing the financial statements of the Company, we are required to:
- select suitable accounting policies and then apply them consistently;
- prepare and present the financial statements in accordance with Indonesian Financial Accounting Standards;
- make judgments and estimates that are reasonable and prudent;

We confirm that we have complied with the above requirements in preparing the financial statements and all information contained in the financial statements are complete and correct. The financial statements do not contain or omit misleading information and/or facts.

This statement letter is made truthfully.

Bali, May 13, 2025
On behalf of the Board of Directors

SEPULUH RIBU RUPIAH 10000 METERAI TEMPEL DA09CALX376660714

I Wayan Pasek
President Director

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Domicile address: Jl. Sarigading Gg. Gadingmas 9/15, Denpasar
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Independent Auditor's Report

Report No. 01266/2.1032/AU.1/10/1175-10/1/V/2025

The Shareholders and the Boards of Commissioners and Directors
PT Waka Oberoi Indonesia

Opinion

We have audited the accompanying financial statements of PT Waka Oberoi Indonesia ("the Company"), which comprise the statement of financial position as of March 31, 2025, and the statement of profit or loss and other comprehensive income, statement of changes in equity, and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of March 31, 2025, and its financial performance and cash flows for the year then ended, in accordance with Indonesian Financial Accounting Standards.

Basis for opinion

We conducted our audit in accordance with Standards on Auditing established by the Indonesian Institute of Certified Public Accountants ("IICPA"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements paragraph of our report. We are independent of the Company in accordance with the ethical requirements relevant to our audit of the financial statements in Indonesia, and we have fulfilled our other ethical responsibilities in accordance with such requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other matter

Our audit was conducted for the purpose of forming an opinion on the basic Indonesian Rupiah financial statements taken as a whole. The translations of the Indonesian Rupiah amounts into United States Dollar have been made on the basis set forth in Note 2n to the financial statements and are presented for purposes of additional analysis only and are not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we do not express an opinion thereon.

Purwantono, Sungkoro & Surja
Registered Public Accountants KMK No. 603/KM.1/2015
A member firm of Ernst & Young Global Limited

Independent Auditor's Report (continued)

Report No. 01266/2.1032/AU.1/10/1175-10/1/V/2025 (continued)

Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Indonesian Financial Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting, unless management either intends to liquidate the Company or to cease its operations or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements taken as a whole are free from material misstatement, whether due to fraud or error, and to issue an independent auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing established by the IICPA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Standards on Auditing established by the IICPA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to such risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our audit opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an audit opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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Independent Auditor's Report (continued)

Report No. 01266/2.1032/AU.1/10/1175-10/1/V/2025 (continued)

Auditor's responsibilities for the audit of the financial statements (continued)

As part of an audit in accordance with Standards on Auditing established by the IICPA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also: (continued)

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our independent auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our audit opinion. Our conclusion is based on the audit evidence obtained up to the date of our independent auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KAP Purwantono, Sungkoro & Surja

Tjoa Tjek Nien
Public Accountant Registration No. AP.1175

May 13, 2025

01266

PT WAKA OBEROI INDONESIA
STATEMENT OF FINANCIAL POSITION
As of March 31, 2025
(Expressed in Indonesian Rupiah, unless otherwise stated, with Translations into United States Dollar)

		Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Notes	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
ASSETS					
CURRENT ASSETS					
Cash on hand and in banks	2c,2o,4 23,24	8,576,335,414	4,844,939,971	517,020	305,617
Trade receivables	5	1,166,114,540	1,617,949,503	70,299	102,060
Inventories	2e,6	1,814,195,820	1,166,410,667	109,368	73,577
Prepayments and advances	2f,7	2,579,087,967	2,384,552,102	155,479	150,416
Due from related parties	23,24	17,540,635	-	1,057	-
Other current financial assets	2o,23,24	14,670,276	35,804,656	884	2,259
TOTAL CURRENT ASSETS		**14,167,944,652**	**10,049,656,899**	**854,107**	**633,929**
NON-CURRENT ASSETS					
Fixed assets	2g,8	40,551,512,474	43,704,028,757	2,444,629	2,756,830
Deferred tax asset	11c	3,942,593,834	-	237,677	-
Other non-current assets	2o,23	731,138,081	126,615,000	44,076	7,987
TOTAL NON-CURRENT ASSETS		**45,225,244,389**	**43,830,643,757**	**2,726,382**	**2,764,817**
TOTAL ASSETS		**59,393,189,041**	**53,880,300,656**	**3,580,489**	**3,398,746**
LIABILITIES AND CAPITAL DEFICIENCY					
LIABILITIES					
CURRENT LIABILITIES					
Trade payables	2o,9, 23, 24	1,353,263,133	1,886,061,854	81,581	118,972
Other payables - Third parties	2o, 10, 23, 24	1,719,824,939	757,017,289	103,679	47,752
Taxes payables	2m,11a	952,259,441	1,013,660,247	57,407	63,941
Accrued expenses	2o,12,23	4,192,310,622	4,175,163,394	252,732	263,367
Due to related parties	2d,2o 13, 23, 24	43,066,481,905	45,324,807,511	2,596,243	2,859,068
Due to hotel operator	13, 23, 24	368,848,299	255,098,542	22,236	16,091
Reserve for replacement of furniture, fixtures and equipment	2i,14	5,018,104,201	6,114,211,892	302,514	385,682
Contract liabilities	2o,15	5,826,482,126	4,099,174,706	351,247	258,578
TOTAL CURRENT LIABILITIES		**62,497,574,666**	**63,625,195,435**	**3,767,639**	**4,013,451**
NON-CURRENT LIABILITY					
Employee benefits liability	2j,16	4,910,514,425	4,372,119,143	296,028	275,791
TOTAL LIABILITIES		**67,408,089,091**	**67,997,314,578**	**4,063,667**	**4,289,242**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

PT WAKA OBEROI INDONESIA
STATEMENT OF FINANCIAL POSITION (continued)
As of March 31, 2025
(Expressed in Indonesian Rupiah, unless otherwise stated, with Translations into United States Dollar)

		Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Notes	**March 31, 2025**	**March 31, 2024**	**March 31, 2025**	**March 31, 2024**
CAPITAL DEFICIENCY					
Capital stock A series- Rp180,000 par value Authorized, issued and fully paid - 129,385 shares	17	23,289,300,000	23,289,300,000	11,450,000	11,450,000
Capital stock B series- Rp750,000 par value Authorized, issued and fully paid - 461,359 shares	17	346,019,250,000	346,019,250,000	26,016,500	26,016,500
Additional paid-in capital	2m	385,000,000	385,000,000	28,902	28,902
Other comprehensive loss					
Re-measurement loss on long-term employee benefits liability		(1,520,073,083)	(1,259,702,883)	(107,686)	(91,989)
Translation adjustment	2n	-	-	(6,461,648)	(6,379,512)
Deficit		(376,188,376,967)	(382,550,861,039)	(31,409,246)	(31,914,397)
CAPITAL DEFICIENCY		**(8,014,900,050)**	**(14,117,013,922)**	**(483,178)**	**(890,496)**
TOTAL LIABILITIES NET OF CAPITAL DEFICIENCY		**59,393,189,041**	**53,880,300,656**	**3,580,489**	**3,398,746**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

PT WAKA OBEROI INDONESIA
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For the Year Ended March 31, 2025
(Expressed in Indonesian Rupiah, unless otherwise stated, with Translations into United States Dollar)

		Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
		Year Ended March 31,		Year Ended March 31,	
	Notes	2025	2024	2025	2024
DEPARTMENTAL REVENUES	2k,18				
Rooms		42,990,973,253	35,392,070,320	2,675,426	2,300,278
Food and beverages		22,669,827,554	20,594,960,470	1,410,794	1,338,552
Other operating departments		4,821,681,489	3,774,314,138	300,065	245,309
Others		1,459,443,336	1,368,347,861	90,824	88,934
Total Departmental Revenues		**71,941,925,632**	**61,129,692,789**	**4,477,109**	**3,973,073**
COST OF REVENUES	2k,19	**(31,294,609,468)**	**(26,284,454,930)**	**(1,947,534)**	**(1,708,339)**
GROSS PROFIT		**40,647,316,164**	**34,845,237,859**	**2,529,575**	**2,264,734**
HOTEL OPERATING EXPENSES	2k				
General and administrative expenses	20	(7,586,560,855)	(6,746,324,532)	(472,129)	(438,472)
Property operations, maintenance and energy expenses	21	(11,055,559,740)	(10,527,458,722)	(688,012)	(684,223)
Marketing expense	22,25	(5,004,140,781)	(4,304,467,249)	(311,419)	(279,765)
Total Hotel Operating Expenses		**(23,646,261,376)**	**(21,578,250,503)**	**(1,471,560)**	**(1,402,460)**
HOTEL GROSS OPERATING PROFIT		**17,001,054,788**	**13,266,987,356**	**1,058,015**	**862,274**
OWNER'S OPERATING INCOME (EXPENSES)	2k				
Depreciation and amortization		(3,535,042,851)	(3,645,680,527)	(219,994)	(236,948)
Foreign exchange gain (loss) - net	2n	(1,754,708,757)	(2,435,574,342)	-	-
Management fee		(2,125,131,850)	(1,658,373,419)	(132,252)	(107,785)
Insurance		(1,820,699,302)	(1,552,615,547)	(113,306)	(100,911)
Professional fees		(1,590,165,066)	(1,486,621,946)	(98,960)	(96,622)
Salaries and wages		(835,978,002)	(809,779,213)	(52,025)	(52,631)
Taxes		(665,416,058)	(874,985,067)	(41,410)	(56,869)
Finance income		230,832	352,448	14	23
Allowance for impairment of fixed assets	8	(1,949,259,201)	-	(121,307)	-
Other operating expense - net		(231,556,546)	(171,973,560)	(14,410)	(11,177)
Total Owner's Operating Expenses - Net		**(14,507,726,801)**	**(12,635,251,173)**	**(793,650)**	**(662,920)**
INCOME BEFORE INCOME TAXES		**2,493,327,987**	**631,736,183**	**264,365**	**199,354**
Income tax benefit	2m,11b	(3,869,156,085)	-	(240,786)	-
NET INCOME FOR THE YEAR		**6,362,484,072**	**631,736,183**	**505,151**	**199,354**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

PT WAKA OBEROI INDONESIA
STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME (continued)
For the Year Ended March 31, 2025
(Expressed in Indonesian Rupiah, unless otherwise stated,
with Translations into United States Dollar)

		Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
		Year Ended March 31,		Year Ended March 31,	
	Notes	2025	2024	2025	2024
OTHER COMPREHENSIVE INCOME					
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:					
Re-measurement loss on long-term employment benefits liability		(333,807,949)	(531,009,281)	(20,124)	(33,496)
Related income tax		73,437,749	-	4,427	-
Translation adjustment		-	-	(82,136)	(112,407)
TOTAL OTHER COMPREHENSIVE INCOME FOR THE YEAR		**(260,370,200)**	**(531,009,281)**	**(97,833)**	**(145,903)**
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**6,102,113,872**	**100,726,902**	**407,318**	**53,451**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

PT WAKA OBEROI INDONESIA
STATEMENT OF CHANGES IN EQUITY
Year Ended March 31, 2025
(Expressed in Rupiah, unless otherwise stated, with Translations into United States Dollar)

		Indonesian Rupiah				
	Note	**Capital Stock**	**Additional Paid in Capital**	**Other Comprehensive Income**	**Deficit**	**Equity (Capital Deficiency)**
Balance as of March 31, 2023		**369,308,550,000**	**385,000,000**	**(728,693,602)**	**(383,182,597,222)**	**(14,217,740,824)**
Income for the year		-	-	-	631,736,183	631,736,183
Re-measurement gain loss on long-term employee benefits liability	16	-	-	(531,009,281)	-	(531,009,281)
Balance as of March 31, 2024		**369,308,550,000**	**385,000,000**	**(1,259,702,883)**	**(382,550,861,039)**	**(14,117,013,922)**
Income for the year		-	-	-	6,362,484,072	6,362,484,072
Re-measurement gain loss on long-term employee benefits liability – net of tax	16	-	-	(260,370,200)	-	(260,370,200)
Balance as of March 31, 2025		**369,308,550,000**	**385,000,000**	**(1,520,073,083)**	**(376,188,376,967)**	**(8,014,900,050)**

		Translations into U.S. Dollar - Unaudited (Note 2n)					
		Capital Stock	**Additional Paid in Capital**	**Other Comprehensive Income**	**Deficit**	**Translation Adjustment (Note 2n)**	**Equity (Capital Deficiency)**
Balance as of March 31, 2023		**37,466,500**	**28,902**	**(58,493)**	**(32,113,751)**	**(6,267,105)**	**(943,947)**
Income for the year		-	-	-	199,354		199,354
Re-measurement loss on long-term employee benefits liability	16	-	-	(33,496)	-	-	(33,496)
Translation adjustment		-	-	-		(112,407)	(112,407)
Balance as of March 31, 2024		**37,466,500**	**28,902**	**(91,989)**	**(31,914,397)**	**(6,379,512)**	**(890,496)**
Income for the year		-	-	-	505,151	-	505,151
Re-measurement loss on long-term employee benefits liability	16	-	-	(15,697)	-	-	(15,697)
Translation adjustment		-	-	-	-	(82,136)	(82,136)
Balance as of March 31, 2025		**37,466,500**	**28,902**	**(107,686)**	**(31,409,246)**	**(6,461,648)**	**(483,178)**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

PT WAKA OBEROI INDONESIA
STATEMENT OF CASH FLOWS
Year Ended March 31, 2025
(Expressed in Rupiah, unless otherwise stated, with Translations into United States Dollar)

		Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
		Year Ended March 31,		Year Ended March 31,	
	Notes	2025	2024	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES					
Income before income tax		2,493,327,987	631,736,183	264,365	199,354
Adjustments to reconcile income before income tax for the year to net cash provide by operating activities:					
Depreciation and amortization	8	3,535,042,851	3,645,680,527	219,994	236,948
Land right impairment	8	1,949,259,201	-	121,307	-
Provision for replacement of furniture, fixtures and equipment	14	2,158,257,769	1,833,890,784	134,313	119,192
Provision for international sales marketing	13	13,161,279	199,022,689	1,664	12,145
Provision for employee benefits net of benefit payments	16	204,587,333	301,623,848	12,740	19,957
Unrealized loss on foreign exchange		1,754,708,757	2,435,574,342	-	-
Changes in operating asset and liabilities:					
Trade receivables		451,834,963	(1,166,255,715)	31,761	(72,071)
Inventories		(647,785,153)	177,843,655	(35,791)	15,671
Prepayments and advances		(194,535,865)	(588,121,407)	(3,113)	(31,147)
Other current financial assets		21,134,380	(17,468,269)	1,375	(1,042)
Trade payables		(532,798,721)	1,161,571,344	(37,391)	70,871
Other payables		962,807,650	379,827,049	55,927	22,709
Accrued expenses		12,292,056	714,792,940	(10,635)	34,578
Taxes payable		(61,400,806)	720,747,730	(6,534)	44,494
Security deposit		-	-	354	419
Due from related parties		(17,540,635)	-	(1,057)	-
Due to Hotel Operator		113,749,757	255,098,542	6,145	16,091
Other current liabilities		1,727,307,420	669,087,201	92,669	30,848
Net Cash Flows Provided by Operating Activities		**13,943,410,223**	**11,354,651,443**	**848,093**	**719,017**
CASH FLOWS FROM INVESTING ACTIVITIES					
Acquisitions of fixed assets	8	(2,318,308,564)	(830,148,558)	(144,274)	(53,955)
Utilization of reserve for replacement of furniture, fixtures and equipment	14	(3,254,365,460)	(2,674,643,327)	(203,210)	(171,600)
Other non-current assets		(618,000,286)	-	(39,206)	-
Net Cash Used in Investing Activities		**(6,190,674,310)**	**(3,504,791,885)**	**(386,690)**	**(225,555)**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

PT WAKA OBEROI INDONESIA
STATEMENT OF CASH FLOWS
Year Ended March 31, 2025
(Expressed in Rupiah, unless otherwise stated, with Translations into United States Dollar)

		Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
		Year Ended March 31,		Year Ended March 31,	
	Notes	2025	2024	2025	2024
CASH FLOWS FROM FINANCING ACTIVITIES					
Payment of due to related party	13, 27	(3,983,684,837)	(6,172,787,186)	(250,000)	(393,888)
NET INCREASE IN CASH ON HAND AND IN BANKS		**3,769,051,076**	**1,677,072,372**	**211,403**	**99,574**
NET EFFECT OF DIFFERENCES IN FOREIGN EXCHANGE RATES		**(37,655,633)**	**64,453,092**	**-**	**-**
CASH ON HAND AND IN BANKS AT BEGINNING OF YEAR	**4**	**4,844,939,971**	**3,103,414,507**	**305,617**	**206,043**
CASH ON HAND AND IN BANKS AT END OF YEAR	**4**	**8,576,335,414**	**4,844,939,971**	**517,020**	**305,617**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

1. GENERAL

PT Waka Oberoi Indonesia (the "Company") was established within the framework of the Foreign Capital Investment Law No. 1 of 1967 as amended by Law No. 11 of 1970 based on notarial deed No. 225 dated November 26, 1992 of Siti Pertiwi Henny Shidki, S.H. The deed of establishment was approved by the Ministry of Justice in its decision letter No. C2-1631.HT.01.01.TH.93 dated March 13, 1993 and was published in Supplement No. 2313 of State Gazette No. 42 dated May 25, 1993.

The Company's Article of Association has been amended several times, the latest amendment of which was covered by the notarial deed No.01 dated November 1, 2023 of Dewa Ayu Agung Dewi Utami, SH. M.Kn, regarding the composition of Board of Commissioners and Directors. The latest amendment was reported to the Ministry of Law and Human Rights of the Republic of Indonesia and was acknowledged in its letter No. AHU-AH.01.09-0184505 dated November 14, 2023.

According to Article 3 of the Company's articles of association, the Company is engaged in activities related to providing accommodation and providing food and beverages and other services. The Company is domiciled in North Lombok Regency, West Nusa Tenggara and owns The Oberoi Lombok Hotel (the "Hotel") located in West Nusa Tenggara, which started commercial operations in April 1997. On March 19, 2019, EIH Management Services B.V assigned EIH Holdings Ltd. to manage the hotel operations up to year 2034 with option to extend for 20 years.

The composition of the Company's Boards of Commissioners and Directors as of March 31, 2025 and 2024 are as follows:

	2025	2024
Board of Commissioners		
President Commissioner	: Sudarshan Rao	Sudarshan Rao
Commissioner	: Ida Bagus Gede Yudana	Ida Bagus Gede Yudana
Board of Directors		
President Director	: I Wayan Pasek	I Wayan Pasek
Director	: I Ketut Siandana	I Ketut Siandana
Director	: Rajaraman Shankar	Rajaraman Shankar

The Company employed a total of 87 and 93 permanent employees as of March 31, 2025 and 2024, respectively (unaudited).

The management of the Company is responsible for the preparation and presentation of the accompanying financial statements that were completed and authorized for issuance by the Board of Directors on May 13, 2025.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION

a. Basis of Preparation of the Financial Statements

The financial statements have been prepared in accordance with Indonesian Financial Accounting Standards ("SAK"), which comprise the Statements and Interpretations issued by the Financial Accounting Standards Board of the Institute of Indonesia Chartered Accountants (Dewan Standar Akuntansi Keuangan Ikatan Akuntan Indonesia or DSAK IAI).

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

a. Basis of Preparation of the Financial Statements (continued)

Except for the statement of cash flows, the financial statements have been prepared on the accrual concept, using the historical cost concept of accounting, except for certain accounts which are measured on the bases described in the related accounting policies for those accounts.

The statement of cash flows, which has been prepared using the indirect method, presents cash receipts and disbursements of cash and cash on hand and in banks into operating, investing and financing activities.

The Company's functional currency is the Indonesian rupiah, which is also the currency used in the preparation of the financial statements, with translations into unaudited presentation currency in United States dollar.

The financial reporting period of the Company is April 1 to March 31.

b. Current and Non-current Classification

The Company presents assets and liabilities in the statement of financial position based on current/non-current classification. An asset is current when it is:

i) expected to be realized or intended to be sold or consumed in the normal operating cycle,
ii) held primarily for the purpose of trading,
iii) expected to be realized within 12 months after the reporting period, or
iv) cash unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

All other assets are classified as non-current.

A liability is current when it is:

i) expected to be settled in the normal operating cycle,
ii) held primarily for the purpose of trading,
iii) due to be settled within twelve months after the reporting period, or
iv) there is no right at the end of reporting period to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

c. Cash on Hand and in Banks

Cash on hand and in banks, in the statement of financial position comprise cash on hand and in banks which are not restricted to use, and subject to an insignificant risk of changes in value.

d. Transactions with Related Parties

The Company has transactions with certain parties which have related party relationships as defined under PSAK 224, "Related Party Disclosures".

The transactions are made based on terms agreed by the parties, whereas such terms may not be the same as those for transactions with unrelated parties.

All significant transactions and balances with related parties are disclosed in the relevant notes to the financial statements. Unless specifically identified as related parties, the parties disclosed in the Notes to the financial statements are unrelated parties.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

e. Inventories

Inventories are valued at the lower of cost or net realizable value. Except for boutique inventories (which use the First-In First Out method), the cost is calculated using weighted-average method. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs completion and the estimated costs necessary to make the sale. Allowance for decline in market value and obsolescence of inventories, if any, is provided to reduce the carrying value of inventories to their net realizable values based on the review of the market value and physical condition of the inventories.

f. Prepayments

Prepayments are amortized and charged to operations over the periods benefited using the straight-line method. The portion to be amortized within one year is presented as part of current assets, otherwise, as non-current assets.

g. Fixed Assets

Fixed assets, except land which is stated at cost and not depreciated, are stated at cost less accumulated depreciation and impairment loss, if any. The cost of fixed assets includes: (a) purchase price, (b) any costs directly attributable to bringing the asset to its present location and condition, and (c) the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, if any. Each part of an item of fixed assets with a cost that is significant in relation to the total cost of the item should be depreciated separately.

When significant renewals and betterments are performed, their costs are recognized in the carrying amount of the fixed assets as a replacement if the recognition criteria are satisfied. All other repairs and maintenance costs that do not meet the recognition criteria are charged directly to current operations.

Depreciation commences once the assets are available for their intended use and is computed using the straight-line method over the estimated useful lives of the assets, as follows:

	Years
Buildings	20
Structures and improvements	10
Machinery and equipment	8
Furniture, fixtures, and equipment	5
Motor vehicles	5

Construction in progress represents the accumulated cost of materials and other costs related to the asset under construction. The accumulated cost will be reclassified to the appropriate fixed asset account when the construction is completed and the constructed asset is ready for its intended use.

An item of fixed assets is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset is credited or charged to operations in the year the asset is derecognized.

The costs incurred in order to acquire legal rights over land in the form of “Hak Guna Usaha” (HGU), “Hak Guna Bangunan” (HGB) or “Hak Pakai” (HP) upon initial acquisition of land are recognized as part of the acquisition cost of the land and are not amortized. Meanwhile, costs incurred in connection with the extension or renewal of the above rights are recognized as intangible asset (presented as part of “Other non-current assets” in the statement of financial position) and are amortized throughout the validity period of the rights or the economic useful life of the land, whichever period is shorter.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

h. Impairment of Non-financial Assets

The Company assesses at the end of each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, the Company makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of the asset's or its cash-generating unit's (CGU's) fair value less costs to sell and its value in use, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of the asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses of continuing operations are recognized in the statement of profit or loss and other comprehensive income as "impairment losses". In assessing the value in use, the estimated net future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. If no such transactions can be identified, an appropriate valuation model is used to determine the fair value of the asset. These calculations are corroborated by valuation multiples or other available fair value indicators.

In determining fair value less costs to sell, recent market transactions are taken into account, if available. Impairment losses of continuing operations, if any, are recognized in the statement of profit or loss and other comprehensive income under expense categories that are consistent with the functions of the impaired assets.

An assessment is made at each reporting period as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss for an asset is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceeds the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Reversal of an impairment loss is recognized in the statement of profit or loss and other comprehensive income. After such a reversal, the depreciation charge on the said asset is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

i. Provisions and Contingencies

Provision are recognized when the Company has a present obligation (legal or constructive) where, as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are reviewed at each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligations, the provisions are reversed.

Contingent liabilities are not recognized in the financial statement but are disclosed in the notes to the financial statements unless the outflow of resources embodying economic benefits is remote.

Contingent assets are not recognized in the financial statements but are disclosed in the notes to financial statements when an inflow of economic benefits is probable.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

j. Employee Benefits Liability

Short-term employee benefits

The Company recognizes short-term employee benefits liability when services are rendered and the compensation for such services are to be paid within twelve months after rendering such services. The liability is presented as part of “Accrued expenses” in the statement of financial position.

Post-employment benefits

The Company provides defined employee benefits to its employees in accordance with the requirements of Law Number 6 Year 2023 “Penetapan Peraturan Pemerintah Pengganti Undang-Undang Nomor 2 Tahun 2022 tentang Cipta Kerja menjadi Undang-Undang” about the minimum employee service entitlements.

Pension costs under the Company’s defined benefit pension plans are determined by periodic actuarial calculation using the projected-unit-credit method and applying the assumptions on discount rate and annual rate of increase in compensation.

Re-measurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding the amounts included in the net interest on the net defined benefit liability and the return on plan assets (excluding the amounts, included in net interest on the net defined benefit liability) are recognized immediately in the statement of financial position with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Re-measurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognized in profit or loss at the earlier between:
i) the date of the plan amendment or curtailment, and
ii) the date the Company recognizes related restructuring costs.

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognizes the following changes in the net defined benefit obligation under “Cost of Revenue” and “Hotel Operating Expenses” as appropriate in the statement profit or loss and other comprehensive income:
i) Service costs comprising current service costs, past-service costs, gains or losses on curtailments and non-routine settlements, and
ii) Net interest expense or income

k. Revenue and Expense Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates and Value-Added Taxes (“VAT”).

Hotel room revenue is recognized based on room occupancy while other hotel revenues are recognized when the goods are delivered or services are rendered to the customers. All of the revenues are recognized at point in time.

Expenses are recognized when they are incurred.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

l. Foreign Currency Transactions and Balances

Transactions involving foreign currencies are recorded at the rates of exchange prevailing at the time the transactions are made. At the end of each reporting period, monetary assets and liabilities denominated in foreign currencies are adjusted to reflect the average buying and selling rates of exchange published by Bank Indonesia at the last banking transaction date of the year. The resulting gains or losses are credited or charged to current operations.

As of March 31, 2025 and 2024, the rates of exchange used were 16,588 and Rp15,853, respectively, to US$1.

m. Taxation

<u>Current tax</u>

Current income tax assets and liabilities for the current period are measured at the amount expected to be recovered from or paid to the taxation authority. Current tax expense is determined based on the taxable profit for the year computed using the prevailing tax rates.

Underpayment/overpayment of income tax are presented as part of “Income tax expense” in the statement of profit or loss and other comprehensive income. Interests and penalties are presented as part of other operating income or expenses since they are not considered as part of the income tax expense.

Amendments to tax obligations are recorded when a tax assessment letter is received or, if appealed against, when the result of the appeal is determined.

<u>Deferred tax</u>

Deferred tax assets are recognized for all deductible temporary differences and carry forward of unused tax losses, to the extent that it is probable that taxable profits will be available against which deductible temporary differences, and the carry forward of unused tax losses can be utilized, except:

i) where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; or
ii) in respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted as at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

m. Taxation (continued)

Deferred tax (continued)

The carrying amount of a deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of that deferred tax asset to be utilized. At the end of each reporting period, the Company reassesses unrecognized deferred tax assets. The Company recognizes a previously unrecognized deferred tax assets to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax is calculated at the tax rates that have been enacted or substantively enacted at the reporting date. Changes in the carrying amount of deferred tax assets and liabilities due to a change in tax rates are charged to current period operations, except to the extent that they relate to items previously charged or credited to equity.

Deferred tax assets and liabilities are offset in the statement of financial position, except if they are for different legal entities, consistent with the presentation of current tax assets and liabilities.

Value added tax (“VAT”)

Revenues, expenses and assets are recognized net of the amount of VAT except:

- Where the VAT incurred on a purchase of assets or services is not recoverable from the Tax Office, in which case the VAT is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable.
- Receivables and payables that are stated with the amount of VAT included.

Final Tax

In accordance with the tax regulation in Indonesia, final tax is applied to the gross value of transactions, even when the parties carrying the transaction recognizing losses.

Final tax is scoped out from PSAK 212: Income Tax.

n. Translations of Indonesian Rupiah Amounts into United States (U.S.) Dollar

The financial statements are stated in Indonesian rupiah, the currency of the country in which the Company operates. The translations of Indonesian rupiah amounts into U.S. dollar were made at the following rates:

Assets and liabilities	-	Middle rate as of reporting date (Rp16,588 to US$1 and Rp15,853 to US$1 as last quoted by Bank Indonesia as of March 31, 2025 and 2024, respectively).
Capital stock	-	Historical rates
Revenue and expense accounts	-	Average exchange rates

The resulting difference arising from the translations of the statement of financial position and statement of profit or loss and other comprehensive income accounts is presented as “Translation adjustment” under the equity section of the statement of financial position.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

o. Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i. Financial Assets

Initial Recognition and Measurement

At initial recognition, the Company measures a financial asset at its fair value plus transaction costs, in the case of a financial asset not at fair value through profit or loss (“FVTPL”). Trade receivables that do not contain a significant financing component, for which the Company has applied the practical expedient are measured at the transaction price determined under PSAK 115: Revenue from contracts with customers, as disclosed in Note 2k.

In order for a financial asset to be classified and measured at amortized cost or fair value through OCI, it needs to give rise to cash flows that are ‘solely payments of principal and interest (SPPI)’ on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Company’s business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Subsequent Measurement

The Company only has financial assets subsequently measured at amortized cost (debt instruments).

This category is the most relevant to the Company. The Company measures financial assets at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and,
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

o. Financial Instruments (continued)

i. Financial Assets (continued)

Subsequent Measurement (continued)

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

The Company's financial assets at amortized cost includes cash on hand and in banks, trade receivables, due from related parties and other current financial assets.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired; or,
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of financial assets

The Company recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

o. Financial Instruments (continued)

i. Financial Assets (continued)

Impairment of financial assets (continued)

For trade receivables, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

ii. Financial Liabilities

Initial Recognition and Measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade payables, other payables, accrued expenses, due to related parties, due to hotel operator and other current financial liabilities.

Subsequent Measurement

Subsequent to initial recognition, long-term interest-bearing loans and borrowings are measured at amortized acquisition costs using EIR method. At the reporting dates, accrued interest is recorded separately from the associated borrowings within the current liabilities section. Gains and losses are recognized in the profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit or loss and other comprehensive income.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

o. Financial Instruments (continued)

ii. Financial Liabilities (continued)

Derecognition

A financial liability is derecognized when the obligation under the contract is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as derecognition of the original liability and recognition of a new liability, and the difference in the respective carrying amounts is recognized in the profit or loss.

iii. Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

p. Adoption of Amendments and Improvements of PSAK

The Company has adopted several amendments and improvements to PSAK and new ISAK that are mandatory for application effective April 1, 2024. The adoption of the following amendments and improvements to PSAK and new ISAK did not result in substantial changes to the Company's accounting policies and had no material effect on the amounts reported for the current or prior financial periods:

a. Amendment of PSAK 201: Non-current Liabilities with Covenants

The amendments specify the requirements for classifying liabilities as current or non-current and clarify:

- what is meant by a right to defer settlement,
- the right to defer must exist at the end of the reporting period,
- classification is not affected by the likelihood that an entity will exercise its deferral right, and
- that if an embedded derivative in a convertible liaility is considered as an equity instrument, the terms of the liability would not affect its classification as current or non-current

In addition, an entity is required to disclose when a liability, arising from a loan agreement, is classified as non-current and the entity's right to defer settlement is subject to compliance with future covenants within twelve months.

The amendments are not expected to have an impact on the Company's financial statements.

b. Amendment of PSAK 116: Lease liability in a Sale and Leaseback

The amendment specifies the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction, to ensure the seller-lessee does not recognise any amount of the gain or loss that relates to the right of use it retains.

The amendments are not expected to have an impact on the Company's financial statements.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION (continued)

p. Adoption of Amendments and Improvements of PSAK (continued)

The Company has adopted several amendments and improvements to PSAK and new ISAK that are mandatory for application effective April 1, 2024. The adoption of the following amendments and improvements to PSAK and new ISAK did not result in substantial changes to the Company's accounting policies and had no material effect on the amounts reported for the current or prior financial periods: (continued)

c. Amendment of PSAK 207 and PSAK 107: Supplier Finance Arrangements

The amendments to PSAK 207 and PSAK 107 clarify the characteristics of supplier finance arrangements and require additional disclosure of such arrangements. The disclosure requirements in the amendments are intended to assist users of financial statements in understanding the effects of supplier finance arrangements on an entity's liabilities, cash flows and exposure to liquidity risk.

The amendments are not expected to have an impact on the Company's financial statements.

3. SIGNIFICANT JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes in future periods that require material adjustment to the carrying amounts of the assets or liabilities affected in future periods.

Judgments

The following judgments are made by management in the process of applying the Company's accounting policies that have the most significant effects on the amounts recognized in the financial statements:

<u>Determination of Functional Currency</u>

Based on the economic substance of the underlying circumstances relevant to the Company, the functional currency of the Company has been determined to be the Indonesian rupiah. The Indonesian rupiah is the currency of the primary economic environment in which the Company operates and the currency that mainly influences revenue, costs and expenses.

<u>Estimation of Tax Liability</u>

In certain circumstances, the Company may not be able to determine the exact amount of its current or future tax liabilities due to ongoing investigations by, or negotiations with, the taxation authority. Uncertainties exist with respect to the interpretation of complex tax regulations and the amount and timing of future taxable income. In determining the amount to be recognized in respect of an uncertain tax liability, the Company applies similar considerations as it would use in determining the amount of a provision to be recognized in accordance with PSAK 237, "Provisions, Contingent Liabilities and Contingent Asset". The Company makes an analysis of all tax positions related to income taxes to determine if a tax liability for unrecognized tax benefit should be recognized.

3. SIGNIFICANT JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period that may cause a material adjustment to the carrying amounts of assets and liabilities in future periods are disclosed below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions as they occur.

Provision for expected credit losses of trade receivables and other current financial assets

The Company uses a provision matrix to calculate ECLs for trade receivables and other current financial assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Company's historical observed default rates. The Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic product) are expected to deteriorate over the next year which can lead to an increased number of defaults in the manufacturing sector, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

Estimation of Employee Benefits Liability

The pension cost and the present value of the pension obligation are determined using the projected-unit-credit method. Actuarial valuation includes making various assumptions which consist of, among other things, discount rates, rates of compensation increases and mortality rates. Due to the complexity of the valuation and its underlying assumptions and long-term nature, a defined benefit obligation is highly sensitive to changes in assumptions.

While the Company believes that its assumptions are reasonable and appropriate, significant differences in the Company's actual experience or significant changes in its assumptions may materially affect the costs and obligations of pension and other long-term employee benefits. Further details are disclosed in Note 16.

3. SIGNIFICANT JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

Estimates and Assumptions (continued)

Estimating Useful Lives of Fixed Assets

The Company estimates the useful lives of its fixed assets based on expected asset utilization as anchored on business plans and strategies that also consider expected future technological developments and market behavior. The estimation of the useful lives of fixed assets is based on the Company's collective assessment of industry practice, internal technical evaluation and experience with similar assets. The estimated useful lives are reviewed at least at the end of each financial year and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limitations on the use of the assets.

It is possible, however, that future results of operations could be materially affected by changes in the estimates brought about by changes in the factors mentioned above.

The amounts and timing of recorded expenses for any year will be affected by changes in these factors and circumstances. A reduction in the estimated useful lives of the Company's fixed assets will increase the recorded operating expenses and decrease non-current assets. Further details are disclosed in Note 8.

Allowance for Impairment of Non-Financial Assets

Impairment of a non-financial asset exists if there is an indication that the carrying value of the asset exceeds its recoverable amount, which is the higher of the asset's or its cash-generating unit's (CGU's) fair value less costs to sell. Management estimates the asset's recoverable amount by calculating fair value less costs to sell based on available data from binding sales transactions in arm's length transactions of similar assets or observable market price, less incremental costs to dispose the asset.

Deferred Tax Assets

Deferred tax assets are recognized for all unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Significant management estimates are required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and the level of future taxable profits together with future tax planning strategies. Further details are disclosed in Note 11c.

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

4. CASH ON HAND AND IN BANKS

Cash on hand and in banks consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Cash on hand				
Rupiah	477,225,002	167,663,225	28,769	10,575
Cash in banks				
Rupiah				
PT Bank Central Asia Tbk	5,893,652,641	3,820,868,964	355,296	241,019
PT Bank Negara Indonesia (Persero) Tbk	962,773,642	676,202,782	58,040	42,655
PT Bank Mandiri (Persero) Tbk	756,059,263	55,494,841	45,579	3,501
Sub-total	7,612,485,546	4,552,566,587	458,915	287,175
U.S. dollar				
PT Bank Negara Indonesia (Persero) Tbk	486,624,866	124,710,159	29,336	7,867
Total	**8,576,335,414**	**4,844,939,971**	**517,020**	**305,617**

As of March 31, 2025 and 2024, none of the Company's cash on hand and in banks are restricted in use or used as collateral.

5. TRADE RECEIVABLES - THIRD PARTIES

This account consists of the following:

	Indonesian Rupiah		Translations into US Dollar- Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Guest Ledger	670,132,819	725,558,217	40,399	45,768
Travel Agent	316,912,146	716,826,241	19,105	45,217
City Ledger	143,238,026	177,613,561	8,635	11,204
Credit Card	70,353,023	32,472,958	4,241	2,049
Allowance for Expected Credit Losses	(34,521,474)	(34,521,474)	(2,081)	(2,178)
Total	**1,166,114,540**	**1,617,949,503**	**70,299**	**102,060**

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

5. TRADE RECEIVABLES - THIRD PARTIES (continued)

The aging analysis of trade receivables - third parties is as follows:

	Indonesian Rupiah		Translations into US Dollar- Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Current	896,493,385	725,558,217	54,045	45,768
Overdue :				
1-30 days	288,398,611	554,537,769	17,386	34,980
31-60 days	15,744,018	150,070,238	949	9,467
61-90 days	-	222,304,753	-	14,023
Total	**1,200,636,014**	**1,652,470,977**	**72,380**	**104,238**

Based on the review of the status of the individual receivable accounts at the end of the reporting period, management believes that allowance for expected credit losses on trade receivables is adequate to cover possible losses that may arise from uncollected trade receivables.

6. INVENTORIES

Inventories consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Materials and supplies	910,794,179	601,457,731	54,907	37,940
Beverages	486,346,669	312,411,226	29,319	19,707
Food	387,618,046	224,830,716	23,367	14,182
Boutique	24,229,342	25,802,985	1,461	1,628
Tobacco	5,207,584	1,908,009	314	120
Total	**1,814,195,820**	**1,166,410,667**	**109,368**	**73,577**

Management believes that no allowance for losses is necessary on the inventories as of March 31, 2025 and 2024 since the inventories are fully usable.

7. PREPAYMENTS AND ADVANCES

Prepayments and advances consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Prepaid insurance	1,600,001,270	1,539,170,482	96,455	97,090
Advance purchases	626,727,878	566,170,692	37,782	35,714
Prepaid others	352,358,819	279,210,928	21,242	17,612
Total	**2,579,087,967**	**2,384,552,102**	**155,479**	**150,416**

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

8. FIXED ASSETS

The details of fixed assets are as follows:

Year Ended March 31, 2025

Indonesian Rupiah

	Beginning Balance	Additions	Deductions	Reclassification	Ending Balance
Cost					
Land	5,470,511,683	-	-	-	5,470,511,683
Buildings	75,592,685,061	340,333,781	-	-	75,933,018,842
Structures and improvements	5,159,738,740	-	-	-	5,159,738,740
Machinery and equipment	12,618,000,989	-	-	-	12,618,000,989
Furniture, fixtures and equipment	17,353,768,391	1,977,974,783	-	-	19,331,743,174
Motor vehicles	1,477,743,500	-	-	-	1,477,743,500
Total Cost	117,672,448,364	2,318,308,564	-	-	119,990,756,928
Accumulated Depreciation					
Buildings	39,991,059,804	2,473,983,906	-	-	42,465,043,710
Structures and improvements	5,155,349,748	4,389,001	-	-	5,159,738,749
Machinery and equipment	11,064,007,273	578,197,578	-	-	11,642,204,851
Furniture, fixtures and equipment	16,314,285,963	430,968,496	-	-	16,745,254,459
Motor vehicles	1,443,716,819	34,026,665	-	-	1,477,743,484
Total Accumulated Depreciation	73,968,419,607	3,521,565,646	-	-	77,489,985,253
Allowance for Impairment					
Land	-	1,949,259,201	-	-	1,949,259,201
Net Book Value	**43,704,028,757**				**40,551,512,474**

Year Ended March 31, 2024

Indonesian Rupiah

	Beginning Balance	Additions	Deductions	Reclassification	Ending Balance
Cost					
Land	5,470,511,683	-	-	-	5,470,511,683
Buildings	75,425,350,062	167,334,999	-	-	75,592,685,061
Structures and improvements	5,159,738,740	-	-	-	5,159,738,740
Machinery and equipment	12,618,000,989	-	-	-	12,618,000,989
Furniture, fixtures and equipment	16,690,954,832	662,813,559	-	-	17,353,768,391
Motor vehicles	1,477,743,500	-	-	-	1,477,743,500
Total Cost	116,842,299,806	830,148,558	-	-	117,672,448,364
Accumulated Depreciation					
Buildings	37,520,474,515	2,470,585,289	-	-	39,991,059,804
Structures and improvements	5,150,561,749	4,787,999	-	-	5,155,349,748
Machinery and equipment	10,466,223,604	597,783,669	-	-	11,064,007,273
Furniture, fixtures and equipment	15,792,802,388	521,483,575	-	-	16,314,285,963
Motor vehicles	1,392,676,824	51,039,995	-	-	1,443,716,819
Total Accumulated Depreciation	70,322,739,080	3,645,680,527	-	-	73,968,419,607
Net Book Value	**46,519,560,726**				**43,704,028,757**

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

8. FIXED ASSETS (continued)

Year Ended March 31, 2025

	Translations into U.S. Dollar - Unaudited (Note 2n)					
	Beginning Balance	Additions	Deductions	Reclassification	Translation Adjustment	Ending Balance
Cost						
Land	345,078	-	-	-	(15,290)	329,788
Buildings	4,768,352	21,180	-	-	(211,945)	4,577,587
Structures and improvements	325,474	-	-	-	(14,422)	311,052
Machinery and equipment	795,938	-	-	-	(35,268)	760,670
Furniture, fixtures and equipment	1,094,668	123,094	-	-	(52,357)	1,165,405
Motor vehicles	93,215	-	-	-	(4,130)	89,085
Total Cost	7,422,725	144,274	-	-	(333,412)	7,233,587
Accumulated Depreciation						
Buildings	2,522,618	153,963	-	-	(116,595)	2,559,986
Structures and improvements	325,197	273	-	-	(14,418)	311,052
Machinery and equipment	697,913	35,983	-	-	(32,051)	701,845
Furniture, fixtures and equipment	1,029,098	26,820	-	-	(46,438)	1,009,480
Motor vehicles	91,069	2,116	-	-	(4,100)	89,085
Total Accumulated Depreciation	4,665,895	219,155	-	-	(213,602)	4,671,448
Allowance for Impairment						
Land	-	121,307	-	-	(3,797)	117,510
Net Book Value	**2,756,830**					**2,444,629**

Year Ended March 31, 2024

	Translations into U.S. Dollar - Unaudited (Note 2n)					
	Beginning Balance	Additions	Deductions	Reclassification	Translation Adjustment	Ending Balance
Cost						
Land	363,200	-	-	-	(18,122)	345,078
Buildings	5,007,658	10,876	-	-	(250,182)	4,768,352
Structures and improvements	342,567	-	-	-	(17,093)	325,474
Machinery and equipment	837,737	-	-	-	(41,799)	795,938
Furniture, fixtures and equipment	1,108,150	43,079	-	-	(56,561)	1,094,668
Motor vehicles	98,111	-	-	-	(4,896)	93,215
Total Cost	7,757,423	53,955	-	-	(388,653)	7,422,725
Accumulated Depreciation						
Buildings	2,491,069	160,575	-	-	(129,026)	2,522,618
Structures and improvements	341,957	311	-	-	(17,071)	325,197
Machinery and equipment	694,876	38,852	-	-	(35,815)	697,913
Furniture, fixtures and equipment	1,048,520	33,893	-	-	(53,315)	1,029,098
Motor vehicles	92,463	3,317	-	-	(4,711)	91,069
Total Accumulated Depreciation	4,668,885	236,948	-	-	(239,938)	4,665,895
Net Book Value	**3,088,538**					**2,756,830**

The Company’s land properties are covered by Land Use Rights or Hak Guna Bangunan (HGB) certificate No. 2 and No. 4 which is valid up to 2044 and 2045.

On November 20, 2024, one of the Company’s HGB for a parcel of vacant land at Gili Air was due for extension. Management of the Company had lodged requests to official authorities to extend the rights in September 2024 and was expecting the extension to be approved by end of December 2024. However, the Company was informed that the Ministry of Marine Affairs and Fisheries of Republic of Indonesia (MoMFF) had issued a decree in 2022 to change the status of Gili Islands as conservation area. As the result of the status as conservation area, National Land Authority is not allowed to issue any kind certificates with regards the usage of such areas. Since as of March 31, 2025, the HGB has been expired and the process of certificate extension is uncertain, the Company recorded full allowance for impairment of this land.

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

8. FIXED ASSETS (continued)

Depreciation charged to operations amounted to Rp3,535,042,851 (US$219,994) and Rp3,645,680,527 (US$236,948) for the years ended March 31, 2025 and 2024, respectively. Depreciation arising from fixed assets amounted to Rp3,521,565,646 (US$ 219,155) and Rp3,645,680,527 (US$236,948) in 2025 and 2024, respectively. While amortization arising from deferred cost of land rights amounted to Rp13,477,205 (US$ 839) and Rp Nil (US$ Nil) in 2025 and 2024, respectively.

The Company's fixed assets and inventories are covered by insurance against losses from fire and other risks under blanket policies with total coverage amounting to US$24,350,000 (Rp403,917,800,000) and US$24,350,000 (Rp386,020,550,000) in 2025 and 2024, respectively. Further, the Company is also covered by insurance against business interruption under blanket policies with total coverage amounting to US$7,500,000 (Rp124,410,000,000) and US$7,500,000 (Rp118,897,500,000) in 2025 and 2024, respectively. The management believes that the insurance coverage is adequate to cover possible losses arising from such risks.

9. TRADE PAYABLES

This account consists mainly liabilities to Hotel's suppliers of goods and services amounting to Rp1,353,263,133 (US$81,581) and Rp1,886,061,854 (US$118,972) as of March 31, 2025 and 2024.

10. OTHER PAYABLES

This account consists of payables for:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Third Parties				
General reserve	275,503,007	284,179,405	16,609	17,926
Others	1,444,321,932	472,837,884	87,070	29,826
Total	**1,719,824,939**	**757,017,289**	**103,679**	**47,752**

11. TAXATION

a. Taxes payable consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Development tax I	366,095,027	399,649,465	22,070	25,210
Value Added Tax	416,185,581	182,421,077	25,090	11,507
Income tax				
Article 21	79,411,929	76,964,671	4,787	4,855
Article 23	86,107,416	349,479,018	5,191	22,045
Article 26	4,459,488	5,146,016	269	324
Total	**952,259,441**	**1,013,660,247**	**57,407**	**63,941**

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

11. TAXATION (continued)

b. The reconciliation between the estimated tax expense computed by multiplying the income before income tax by the applicable tax rate and income tax expense as shown in the statement of profit or loss and other comprehensive income is as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Income before income tax	2,493,327,987	631,736,183	264,365	199,354
Estimated tax expense based on prevailing tax rate	548,532,157	138,981,960	58,160	43,858
Net permanent differences at the applicable tax rate	140,032,953	178,406,963	9,101	11,821
Recognition of unrecognized deferred tax assets from the previous year	(4,557,721,195)	(317,388,923)	(296,225)	(21,029)
Translation adjustment	-	-	(11,822)	(34,650)
Income tax benefit	**(3,869,156,085)**	**-**	**(240,786)**	**-**

c. Deferred tax assets

	Indonesian Rupiah			
	Deferred tax Benefit (Expense) Credited (Charged) to			
	April 1, 2024	Profit or Loss	Other Comprehensive Income	March 31, 2025
Deferred tax assets				
Employee benefits liability	-	1,006,875,425	73,437,749	1,080,313,174
Reserve for replacement of furniture, fixtures and equipment	-	1,103,982,924	-	1,103,982,924
Tax Loss carry forward	-	1,758,586,887	-	1,758,586,887
Total deferred tax assets	**-**	**3,869,445,236**	**73,437,749**	**3,942,882,985**
Deferred tax liabilities				
Depreciation and amortization - net	-	(289,151)	-	(289,151)
Net deferred tax assets	**-**	**3,869,156,085**	**73,437,749**	**3,942,593,834**

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

11. TAXATION (continued)

c. Deferred tax assets (continued)

	Translations into US dollar - Unaudited (Note 2n)				
		Deferred tax Benefit (Expense) Credited (Charged) to			
	April 1, 2024	**Profit or Loss**	**Other Comprehensive Income**	**Translation adjustment**	**March 31, 2025**
Deferred tax assets					
Employee benefits liability	-	62,660	4,427	-	67,087
Reserve for replacement of furniture, fixtures and equipment	-	68,703	-	-	68,703
Tax Loss carry forward	-	109,441	-	-	109,441
Total deferred tax assets	**-**	**240,804**	**4,427**	**-**	**245,231**
Deferred tax liabilities					
Depreciation and amortization - net	-	(18)	-	-	(18)
Translation adjustment	-	-	-	(7,679)	(7,536)
Net deferred tax assets	**-**	**240,786**	**4,427**	**(7,679)**	**237,677**

As of March 31, 2024, the Company did not recognize deferred tax assets amounting to Rp9,201,782,731 (US$580,444).

12. ACCRUED EXPENSES

The details of accrued expenses due to third parties are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	**2024**	**2025**	**2024**
Salaries and allowance	945,900,844	788,702,782	57,023	49,751
Human resources	759,047,845	179,367,408	45,759	11,314
Professional fees	574,105,200	1,240,785,482	34,610	78,268
Marketing	340,257,158	440,257,158	20,512	27,771
Utilities	309,542,922	283,292,106	18,661	17,870
Repairs and maintenance	119,823,794	146,444,382	7,224	9,238
Others	1,143,632,859	1,096,314,076	68,943	69,155
Total	**4,192,310,622**	**4,175,163,394**	**252,732**	**263,367**

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

13. BALANCES AND TRANSACTIONS WITH RELATED PARTIES

In the normal course of business, the Company entered into transactions with related parties. Details of transactions and balances with related parties are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Due from related parties				
Current:				
EIH Holdings Ltd.	17,540,635	-	1,057	-
Due to related parties				
EIH Holdings Ltd.	43,066,481,905	45,055,976,998	2,596,243	2,842,111
PT Widja Putra Karya	-	268,830,513	-	16,957
Due to hotel operator				
EIH Holdings Ltd.	368,848,299	255,098,542	22,236	16,091
Operating expenses				
Management fee	2,125,131,850	1,658,373,419	132,252	107,785
International Sales Promotion (Note 22)	2,158,257,771	1,833,890,782	134,313	119,192

Salaries and wages of the Company's key management personnel amounted to Rp835,978,002 (US$52,025) and Rp809,779,213 (US$52,613) in 2025 and 2024, respectively (unaudited).

The nature of relationship and types of transaction with related parties are as follows:

Related parties	Nature of relationships	Type of transactions
PT Widja Putra Karya	Entity under common control	Intercompany advances and share in proceeds from sale of vacation packages, operating expenses
EIH Holdings Ltd.	Parent company	Management fee, payable to finance hotel operations, operating expenses, and international sales promotion

14. RESERVE FOR REPLACEMENT OF FURNITURE, FIXTURES AND EQUIPMENT

The movements of this account are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Balance at beginning of year	6,114,211,892	6,954,964,435	385,682	461,756
Provision during the year (Note 21)	2,158,257,769	1,833,890,784	134,313	119,192
Utilization of reserve	(3,254,365,460)	(2,674,643,327)	(203,210)	(171,600)
Translation adjustment	-	-	(14,271)	(23,666)
Balance at end of year	**5,018,104,201**	**6,114,211,892**	**302,514**	**385,682**

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

15. CONTRACT LIABILITIES

This account pertains to guest deposits from customers and travel agents amounting to Rp5,826,482,126 (US$351,247) and Rp4,099,174,706 (US$258,578) as of March 31, 2025 and 2024, respectively.

16. LONG-TERM EMPLOYEE BENEFITS LIABILITY

The Company's long-term employee benefits liability consists only of post-employment benefits. The benefits are unfunded.

The management believes the balance of employee benefits liability is sufficient to cover the minimum benefits required under the current Labor Law as of reporting date.

The following tables summarize the components of employee benefit expense recognized in the statement of profit or loss and other comprehensive income and amounts recognized in the statement of financial position as employee benefits liability as of March 31, 2025 and 2024 as determined by KKA Hanung Budiarto dan Rekan, an independent actuary, in their reports dated April 7, 2025 and April 5, 2024, respectively.

The principal assumptions used in determining the employee benefits liability as of March 31, 2025 and 2024, are as follows:

Discount rate	: 7.22 % in 2025 and 6.98% in 2024
Annual salary increase	: 8.50% in 2025 and 2024
Mortality	: TMI IV in 2025 and 2024
Retirement age	: 56 years old in 2025 and 58 years old in 2024
Disability rates	: 10% of TMI IV in 2025 and 2024

a. The employee benefits expense recognized in the statement of profit or loss and other comprehensive income consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar- Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Current service cost	358,993,378	333,131,086	22,341	21,651
Interest cost	275,188,235	234,694,484	17,126	15,254
Employee benefit expense	**634,181,613**	**567,825,570**	**39,467**	**36,905**

16. LONG-TERM EMPLOYEE BENEFITS LIABILITY (continued)

b. Details of employee benefits liability are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Present value of defined benefits obligation	**4,910,514,425**	**4,372,119,143**	**296,028**	**275,791**

c. Movements in employee benefits liability are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Beginning balance	4,372,119,143	3,539,486,014	275,791	234,994
Provision during the year	634,181,613	567,825,570	39,467	36,905
Payment during the year	(429,594,280)	(266,201,722)	-	(16,948)
Actuarial loss (gain) from:				
Experience adjustment	(19,897,815)	527,551,404	(1,238)	33,278
Changes in financial assumption	353,705,764	3,457,877	22,012	218
Translation adjustment	-	-	(40,004)	(12,656)
Ending balance	**4,910,514,425**	**4,372,119,143**	**296,028**	**275,791**

d. The expected total undiscounted pension benefit payments in Indonesian rupiah for the subsequent years are as follows:

Within the next 12 months (the next annual reporting year)	:	259,803,537
Between 1 and 2 years	:	564,445,709
Between 2 and 3 years	:	1,710,880,589
Between 3 and 4 years	:	626,622,110
Between 4 and 5 years	:	597,558,466
Beyond 5 years	:	33,104,395,676

The average duration of the long-term employee benefits liability is 14.03 years (2024: 16.42 years).

e. The effect of a one-percentage point change in discount rate and salary increase rate on long-term employee benefits liability for the year ended March 31, 2025 and March 31, 2024 is shown below:

	Year Ended March 31, 2025			
	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Discount Rate	Salary Rate	Discount Rate	Salary Rate
Increase	(247,484,122)	266,407,233	(15,402)	16,579
Decrease	275,650,612	(510,384,901)	17,154	(31,762)

	Year Ended March 31, 2024			
	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Discount Rate	Salary Rate	Discount Rate	Salary Rate
Increase	(273,713,037)	292,386,693	(17,790)	19,003
Decrease	303,472,806	(561,474,624)	19,724	(36,493)

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

17. CAPITAL STOCK

The shares ownership details as of March 31, 2025 and 2024 are as follows:

Series A

Stockholders	Number of Shares Issued and Fully Paid	Percentage of Ownership	Amount	Translations into U.S. Dollar - Unaudited (Note 2n)
EIH Holdings Ltd.	73,789	57.03	13,282,020,000	6,530,000
EIH International Ltd.	33,900	26.20	6,102,000,000	3,000,000
PT Waka Gae Selaras	21,696	16.77	3,905,280,000	1,920,000
Total	**129,385**	**100.00**	**23,289,300,000**	**11,450,000**

Series B

Stockholders	Number of Shares Issued and Fully Paid	Percentage of Ownership	Amount	Translations into U.S. Dollar - Unaudited (Note 2n)
EIH Holdings Ltd.	461,359	100.00	346,019,250,000	26,016,500
Total	**461,359**	**100.00**	**346,019,250,000**	**26,016,500**

Summary

	Share series	Number of Shares Issued and Fully paid	Percentage of Ownership	Amount	Translation into U.S. Dollar- Unaudited (Note 2n)
EIH Holdings Ltd.	Series A	73,789	12.49	13,282,020,000	6,530,000
EIH International Ltd.	Series A	33,900	5.74	6,102,000,000	3,000,000
PT Waka Gae Selaras	Series A	21,696	3.67	3,905,280,000	1,920,000
EIH Holdings Ltd.	Series B	461,359	78.10	346,019,250,000	26,016,500
Total		**590,744**	**100.00**	**369,308,550,000**	**37,466,500**

On September 7, 2019, the shareholders approved the transfer of 8,757 series A shares in the Company from PT Waka Gae Selaras (WGS) to EIH Holdings, Ltd., (EIHH) and the transfer of 46,135 series B shares in the Company from EIHH to PT WGS. As of report date, the transfer has not yet been executed.

18. DEPARTMENTAL REVENUES

The details of departmental revenues are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Room department				
Villa	22,612,876,119	18,107,179,331	1,407,251	1,176,861
Pavilion	20,378,097,134	17,284,890,989	1,268,175	1,123,417
Sub-total	42,990,973,253	35,392,070,320	2,675,426	2,300,278
Food and beverages department				
Food	16,291,990,058	15,344,735,428	1,013,887	997,319
Beverages	6,377,837,496	5,250,225,042	396,907	341,233
Sub-total	22,669,827,554	20,594,960,470	1,410,794	1,338,552

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

18. DEPARTMENTAL REVENUES (continued)

The details of departmental revenues are as follows: (continued)

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Other operating departments				
Health spa	2,997,768,548	2,399,365,817	186,558	155,945
Boutique	1,253,168,457	901,816,136	77,988	58,613
Laundry	306,621,006	247,758,392	19,082	16,103
Telephone and fax	264,123,478	225,373,793	16,437	14,648
Sub-total	4,821,681,489	3,774,314,138	300,065	245,309
Others	1,459,443,336	1,368,347,861	90,824	88,934
Total	**71,941,925,632**	**61,129,692,789**	**4,477,109**	**3,973,073**

19. COST OF REVENUES

The details of cost of revenues are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Food and beverage	6,864,821,861	5,868,145,279	427,213	381,395
Payroll and related expenses:				
Salaries and wages	5,653,462,654	5,008,195,602	351,828	325,504
Employee benefits	4,764,231,102	3,087,701,227	296,489	200,685
Other operating departments	2,024,104,164	1,837,186,520	125,965	119,407
Other expenses:				
Travel agents	4,334,560,050	3,465,000,000	269,750	225,205
Cleaning and guest supplies	1,379,229,709	1,248,182,255	85,833	81,126
Linens and uniforms	1,125,658,417	953,913,339	70,052	61,999
Welcome drinks, fruit baskets, and amenities	1,295,036,197	930,474,750	80,593	60,475
Security	767,839,239	738,352,393	47,784	47,989
Kitchen fuel	519,857,687	491,968,137	32,352	31,975
Cultural music and shows	466,777,780	458,595,103	29,049	29,806
Loss and damages	333,226,838	338,950,663	20,737	22,030
Transportation and travel	295,185,210	278,557,839	18,370	18,104
Guest activity	191,453,380	157,954,750	11,915	10,266
Decoration	151,747,119	140,321,881	9,444	9,120
Boutique	170,149,380	125,234,441	10,589	8,140
Cable television and music	125,481,460	113,776,664	7,809	7,395
Health club	80,698,813	82,354,650	5,022	5,352
Telephone and communication	63,125,891	68,280,970	3,928	4,437
Consultant fees	16,620,773	236,842,524	1,034	15,393
Others	671,341,744	654,465,943	41,778	42,536
Total	**31,294,609,468**	**26,284,454,930**	**1,947,534**	**1,708,339**

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

20. GENERAL AND ADMINISTRATIVE EXPENSES

The details of hotel operating expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Salaries and wages	2,589,706,951	2,396,665,066	161,163	155,770
Credit Card Commission	1,401,967,479	1,205,751,628	87,248	78,367
Employee benefits	1,271,046,102	1,044,859,766	79,100	67,911
Data Processing Expenses	560,113,740	460,505,720	34,857	29,930
Licenses and taxes	461,521,495	418,394,653	28,722	27,193
Professional fees	335,279,575	352,852,349	20,865	22,933
Insurance	221,480,634	205,441,277	13,783	13,352
Transportation and travel	155,356,266	57,378,902	9,668	3,729
Bank charges	138,502,949	103,888,054	8,619	6,752
Executive	117,132,333	159,682,033	7,289	10,378
Printing and stationery	98,160,344	111,170,349	6,109	7,225
Telephone and communication	21,783,738	56,725,509	1,356	3,687
Others	214,509,249	173,009,226	13,350	11,245
Total	**7,586,560,855**	**6,746,324,532**	**472,129**	**438,472**

21. PROPERTY OPERATIONS, MAINTENANCE AND ENERGY EXPENSES

The details of property operations, maintenance and energy expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Repairs and maintenance	3,179,592,913	2,951,191,299	197,874	191,812
Electricity	2,539,476,362	2,404,005,787	158,037	156,246
Provision for replacement of furniture fixtures and equipment (Note 14)	2,158,257,771	1,833,890,784	134,313	119,192
Fuel	1,838,535,789	1,730,495,057	114,416	112,472
Salaries and wages	925,749,474	944,420,815	57,611	61,381
Water	166,862,770	384,231,460	10,384	24,973
Others	247,084,661	279,223,520	15,377	18,147
Total	**11,055,559,740**	**10,527,458,722**	**688,012**	**684,223**

22. MARKETING EXPENSES

The details of marketing expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2025	2024	2025	2024
Advertising and promotion	2,078,299,430	1,909,594,765	129,337	124,112
Sales promotion expenses (Note 25)	2,158,257,771	1,833,890,782	134,313	119,192
Consultant fees	357,519,865	364,899,145	22,249	23,716
Transportation and Travel	368,211,684	151,944,126	22,915	9,876
Others	41,852,031	44,138,431	2,605	2,869
Total	**5,004,140,781**	**4,304,467,249**	**311,419**	**279,765**

23. FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

The Company has various financial assets such as cash on hand and in banks, other current and non-current financial assets which arise directly from the Company's operations.

The Company's principal financial liabilities consist of trade payables, other payables, accrued expenses, and due to related parties. The main purpose of these financial liabilities is to finance the Company's operations.

The carrying values of the Company's financial assets and liabilities approximate their fair values as of March 31, 2025 and 2024.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate such value:

Current financial assets and liabilities:

- Current financial instruments with remaining maturities of one year or less (cash on hand and in banks, other current financial assets, trade payables, other payables, accrued expenses, due to related parties, and other current financial liabilities)

  The carrying values of the Company's current financial assets and liabilities approximate their fair values due to the short-term nature of these financial assets and liabilities.

Non-current financial asset:

- Long-term financial assets (other non-current financial assets)

  The fair values of other non-current financial assets are assumed to be the same as the cash amount that will be received due to the fact that the maturity of such financial assets is not stated in related contract and the management is not yet able to determine when the financial assets will be realized.

24. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

Risk Management

The main risks arising from the Company's financial instruments are foreign exchange rate risk, credit risk and liquidity risk. The Company's Board of Directors reviews and approves the policies for managing these risks which are summarized below.

a. Foreign Exchange Rate Risk

Foreign exchange rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to exchange rate fluctuations results primarily from its U.S. dollar-denominated cash in banks, trade receivables from revenue in foreign currencies, and due to related parties.

The Company's policies are to minimize the risk arising from the foreign exchange rate by monitoring its fluctuations and maintaining an adequate level of cash in banks and long-term bank loan in U.S. dollar. To the extent the Indonesian rupiah depreciates further from the exchange rates in effect at March 31, 2024, the Company's financial liabilities increases in Indonesian rupiah terms. However, the increase in this obligation will be offset in part by the increase in the value of its U.S. dollar-denominated cash in banks.

	Amount in Foreign Currency		Rupiah Equivalent
Assets			
Cash on hand and in banks	US$	29,336	486,624,866
Liabilities			
Due to related parties	US$	2,592,014	42,996,336,229
Due to hotel operator	US$	22,236	368,848,299
Net Liabilities			**(42,878,559,662)**

b. Credit Risk

Credit risk arises when one party to a financial asset or liability fails to discharge an obligation and causes the Company to incur a financial loss. The Company manages and controls this credit risk by setting limits on the amount of risk it is willing to accept for individual customers and by monitoring exposures in relation to such limits. The maximum exposure of the financial instruments to credit risk is equal to the carrying values as disclosed in Note 23.

To mitigate the default risk of cash in banks, the Company has a policy to put its cash only in banks with good reputation.

With respect to credit risk arising from financial assets, primarily cash, the Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amounts of these financial assets.

The table below shows the maximum exposure to credit risk for the Company's financial assets without taking into account any collateral and other credit enhancements:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2025	2024	2025	2024
Current Financial Assets				
Cash in banks	8,099,110,412	4,677,276,746	488,251	295,042
Trade receivables	1,166,114,540	1,617,949,503	70,299	102,060
Other current financial assets	14,670,276	35,804,656	884	2,259
Total Financial Assets	**9,279,895,228**	**6,331,030,905**	**559,434**	**399,361**

24. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

Risk Management (continued)

c. Liquidity Risk

Liquidity risk is defined as the risk when the cash flow position of the Company indicates that the short-term revenues are not enough to cover its short-term expenditures. As of March 31, 2025, the Company's current liabilities exceed its current assets by Rp48,329,630,014 (US$2,913,532). The Company's liquidity risk mainly arises from its payable to EIH as of March 31, 2025 and 2024 which was due within a year amounting to Rp42,664,966,842 (US$2,572,038).

With respect to the liquidity risks above, EIH International, Ltd., the Company's ultimate parent company, and along with EIH Holdings, Ltd, which owns a combined 96.33% shareholdings in the Company, has provided a commitment letter that EIH Holdings will not demand repayment of amount owed except in so far as the funds of the Company permit repayment and such repayment will not adversely affect the ability of the Company to meet its liabilities as and when they fall due.

d. Capital Management

The primary objective of the Company's capital management is to ensure that it maintains healthy cash flows in order to support its business. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return on capital or issue new shares.

The financial statements have been prepared assuming that the Company will continue as a going concern entity.

25. SIGNIFICANT AGREEMENT

The Company entered into a Hotel Operation Agreement with EIH Management Services B.V. (the Operator) to manage and operate the Hotel effective December 31, 1998. On July 24, 2000, the Company signed a Renewal Agreement whereby the original term was extended until April 14, 2034 with operator having automatic rights of approval for another 20 years. The assignment of EIH Management Services B.V as the hotel operator was also transferred to EIH Holdings Ltd. with all terms and conditions retained.

The Operator has automatic and irrevocable options to extend the Agreement for another 20 years. Under the agreement, the Hotel Operator is entitled to a fee of 12.5% of the total gross operating profit. Also, under the agreement, the Hotel Operator is entitled to pay out of the gross operating revenue and as part of gross operating expenses, an amount equal to 3% of the Hotel gross operating revenue for marketing and sales promotion expenses. Any loss incurred by the Hotel in any financial year shall be borne exclusively by the Company.

(Expressed in rupiah unless otherwise stated,
with translations into United States dollar)

26. RECENT DEVELOPMENTS AFFECTING ACCOUNTING STANDARDS

The accounting standards that have been issued up to the date of issuance of the Company's financial statements, but not yet effective are disclosed below. The management intends to adopt the standards that are considered relevant to the Company when they become effective. The Company is presently evaluating and has not yet determined the effects of these accounting standards on the financial statements.

- **Effective for annual reporting period beginning on or after January 1, 2025**

a. Amandement of PSAK 221: Lack of Exchangeability

The amendments require disclosure of information that enables users of financial statements to understand the impact of a currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows. The amendments apply for annual reporting periods beginning on or after 1 January 2025. Earlier application is permitted which an entity is required to disclose that fact.

The Company is currently assessing the impact of the amendment on the Company's financial reporting.

b. Amandement of PSAK 117: Insurance Contracts

A comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure, upon its effective date, PSAK 117 will replace PSAK 104: Insurance Contracts. PSAK 117 applies to all types of insurance contracts, life, non-life, direct insurance and re-insurance, regardless of the entities issuing them, as well as to certain guarantees and financial instruments with discretionary participation features, while a few scope exceptions will apply. The overall objective of PSAK 117 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers.

PSAK 117 is effective for reporting periods beginning on or after January 1, 2025, with comparative figures required. Early application is permitted, provided the entity also applies PSAK 109 and PSAK 115 on or before the date of initial application of PSAK 117. This standard is not expected to have any impact to the financial reporting of the Company upon first-time adoption because the Company does not issue insurance contracts as defined in PSAK 117.

27. CHANGES IN LIABILITIES ARISING FROM FINANCING ACTIVITIES

The reconciliation of liabilities arising from financing activities for the years ended March 31, 2025 and 2024 are as follows:

	Year Ended March 31, 2025				
	Beginning Balance	**Cash flows**	**Foreign Exchange**	**Others**	**Ending Balance**
Due to related parties	45,006,599,403	(3,983,684,837)	1,712,197,952	-	42,735,112,518

	Year Ended March 31, 2024				
	Beginning Balance	**Cash flows**	**Foreign Exchange**	**Others**	**Ending Balance**
Due to related parties	48,693,704,507	(6,172,787,186)	2,485,682,082	-	45,006,599,403